Traditional Neighborhood Development

Description

Traditional Neighborhood Development (TND), loosely interchangeable with the term New Urbanism, combines certain common principles from a history of neighborhood development and uses these principles to direct develop-ment of new neighborhoods. These principles and their importance vary depending on the developer and location, but can be generally recognized by the terms listed below.

- Walkability and Connectivity: A central idea for a TND is to have the majority of a resident's neces-sary amenities within a walkable distance from his/her residence and/or place of work. A part of this is a gridded road network with pedestrian friendly design elements–sidewalks, buildings next to the sidewalks, trees, on-street parking, lower vehicular speed limits, etc.

- Mixed-Use and High Density: For a walkable and connected community, the zoning must allow for mixed-use development and encourage high den-sity development.

- Traditional Neighborhood Structure: The typical structure of a TND includes boundaries that are easy to define and a "center" that serves as a hub of activity. Usually development in and near the "center" is the highest density, decreasing as development moves towards the outer edge.

- Housing Diversity: A range of housing styles and prices should be included in the neighborhood to diversify the offers to future residents.

Examples of traditional neighborhood development

- Quality Architecture: An emphasis is placed on creating beauty in the architecture of the buildings and the craft of the infrastructure and elements surrounding them. This encourages pedestrian travel, and provides a greater sense of place and comfort.

- Sustainability: High-density development and an emphasis on walkability and connectivity usually produce a more sustainable environment. There is less pollution from driving and less strain on the infrastructure due to centraliza-tion. In general, with a focus on local consumption and recreation, less energy is used.

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Creating a TND

A TND can be developed by a private developer, much like a regular subdivision, or a municipal/developer partnership can be organized. Incentives such as tax increment financing (TIF) or other funding benefits for the private developer can be used to foster TND. However, many benefits of TND are being recognized by developers outside of municipality encouragement. These benefits include: Potential for greater income due to higher density development, quick approval for communities that have adopted TND principles, less impact on transportation and utility infrastructure, and faster sales due to interest in TND and more diverse offerings to consumers in the various residential and commercial ranges.

The benefits of TND for municipalities can be quantifiable as well: less strain on infrastructure, a steady tax base, less traffic due to the inherit walkability of the area, less crime because of more people in a smaller area, a greater sense of place and pride in the neighborhood and more. TND can be implemented on a small scale (single buildings, city blocks, etc.) or on a large scale (full neighborhoods, towns, etc.). The best way to encourage TND is to plan for it by integrating it into existing zoning and development codes.

Relevant Statutes

- IC 36-7-4 - Local Planning and Zoning
- IC 36-7-14 - Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions
- IC 36-7-21 - Special Improvement Districts for Redevelopment of Blighted Areas
- IC 36-7-22 - Economic Improvement Districts

Capacity Recommendations

TND can be accomplished at any capacity level.

Guidelines / Considerations for Implementation

- Most existing zoning codes do not allow for TND. Adopting a TND ordinance allows a municipality or developer to bypass these codes without rewriting the zoning.

Example Ordinances

- **A Model Ordinance for a Traditional Neighborhood Development:** Prepared by Brian W. Ohm, James A. LaGro, Jr., and Chuck Strawser and approved by the Wisconsin Legislature on July 28, 2001. This ordinance contains general information such as statutory authorization, fees, definitions, etc., as well as more specific information regarding application procedures, approval process and design guidelines for TND [**http://www.wisc.edu/urpl/people/ohm/projects/tndord.pdf**].

Example Studies

No example studies are available for this tool.

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Helpful References and Links

- **American Planning Association, New Urbanism**: The New Urbanism division of the American Planning Association. [**http://www.planning.org/newurbanism/**]
- **APA – 1996 Neighborhood Collaborative Planning Symposium**: This web page provides links to various working papers prepared for the symposium as well as a project bibliography. [**http://www.planning.org/casey/1996casey.html**]
- **Neighborhood Planning.org**: The Neighborhood Planning web site is solely an educational effort. It is intended to assist those interested in better understanding neighborhoods and what might be done to plan, preserve, and improve them. Information is provided through a list of eleven topics and model neighborhood plans. [**http://www.neighborhoodplanning.org/index.htm**]
- **The Town Paper, TND Neighborhoods**: A comprehensive list of TND locations in the United States assembled by The Town Paper, a publication supporting New Urbanism and TND. Categorized by state, each listing has its associated website link if applicable. [**http://www.tndtownpaper.com/neighborhoods.htm**]
- **Congress for the New Urbanism**: An organization that supports the principles of TND. The site contains resources, initiatives, events, contacts and more. [**http://www.cnu.org/**]
- **Great Streets, Elements of Design**: This site contains pictorial examples of possible design elements for TND. [**http://www.greatstreets.org/GreatStreets/GreatStreetsElements.html**]

Helpful Contacts

- **Community Based Projects (CBP)** – Ball State's premiere outreach and service program since 1969 specializing in a variety of small town issues.

  Community Based Projects
  College of Architecture and Planning
  Ball State University
  Muncie, IN 47306
  cbp@bsu.edu
  http://www.bsu.edu/cbp/

- **Center for Urban Policy and the Environment** – As part of the School of Public and Environmental Affairs at IUPUI, this organization can assist in a variety of planning related matters.

  334 N. Senate Avenue,
  Suite 300
  Indianapolis, IN 46204
  Tel: 317-261-3000
  Fax: 317-261-3050
  urbanctr@iupui.edu
  http://www.urbancenter.iupui.edu/AboutTheCenter/

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- **Indiana Planning Association List of Consultants** – This resource lists numerous private consulting firms that offer planning services. Some of the most common tasks performed by consultants are the formation of comprehensive plans, corridor studies, zoning ordinances, and other development plans and regulations. The resource is only available to Indiana Planning Association members.

  Indiana Planning Association
  PO Box 44804
  Indianapolis, IN 46244
  (317) 767-7780
  http://www.indianaplanning.com

- **Purdue Cooperative Extension Service: Community Development Division**
  Sam Cordes
  Purdue University
  1201 West State Street
  West Lafayette, IN 47907-2057
  Phone: 765-494-7273
  Toll Free: 877-882-PCRD (7273)
  Fax: 765-494-9870
  smcordes@purdue.edu

- **American Planning Association Planning Advisory Service**: This service provided, by the American Planning Association, is intended to help communities obtain information about different planning topics and to answer any planning questions. Communities may subscribe to the service or seek assistance on an as-needed basis. The service utilizes a vast amount of resources to answer any question and provide information such as sample ordinances, reports, etc.

  Contact:
  American Planning Association
  Planning Advisory Service
  122 S. Michigan Ave., Suite 1600
  Chicago, IL 60603
  Phone: 312-431-9100
  Fax: 312-431-9985
  pas@planning.org

Other Possible Funding Sources

- **Planning Grants**: planning grants are funded with Federal Community Development Block Grant (CDBG) dollars from the U.S. Department of Housing and Urban Development (HUD) and are administered by the Indiana Office of Community and Rural Affairs (OCRA). The goal of the program is to encourage communities to plan for long-term community development. Community Leaders can apply for projects relating to such issues as infrastructure, downtown revitalization, and community facilities. To be competitive, projects must demonstrate:

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- The area to be served has a substantial low- and moderate-income population (51% or greater) or is designated a slum or blighted area by local resolution.
- They meet a goal of the Federal Act
- The particular planning initiative addresses established long-term community priorities
- The funds granted with have a significant impact on the overall project
- The community has a strong commitment to the project; and
- The project is ready to proceed upon the grant being awarded and will be completed within 12 months (source: Indiana Office of Community and Rural Affairs **http://www.in.gov/ocra/index.html)**

Kathleen Weissenberger
Community Affairs Director
(317) 232-1703
kweissenberger@ocra.in.gov

- **Other HUD Funds**: Other Community Development Block Grants are available to communities of 50,000 or more citizens or communities designated as entitlement communities. Information can be obtained from:

HUD Indianapolis Field Office
151 N. Delaware Street, Suite 1200
Indianapolis, IN 46204-2526
(317)226-6303 ext. 6790
robert_f._poffenberger@hud.gov
http://www.in.gov/ocra/index.html

Program Objectives and Issues Addressed

- Growth management
- Vision or direction for future growth or development/redevelopment
- Support for neighborhood decisions or proposed changes in an area
- Justification for requests for funds or services
- Neighborhood character and appearance
- Infill areas
- Brownfields
- Design standards
- Economic development
- Employment
- Utilities and Infrastructure

See Also

- Comprehensive Plan
- Planned Unit Developments
- Land Use Plan
- Downtown Plan/ Main Street Program
- Tax Increment Financing